Address:	7054 Carroll Avenue, Takoma Park	Meeting Date:	6/24/2020			
Resource:	Contributing Resource (Takama Bask Historia District)	Report Date:	6/17/2020			
Applicant:	(Takoma Park Historic District) SBK, LLC (Rick Vitullo, Architect)	Public Notice:	6/10/2020 No			
Review:	HAWP	Tax Credit:				
Case Number:	37/03-20NN	Stail:	Michael Kyne			
PROPOSAL:	Fire escape/alteration to previously approved HAWP					

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION STAFF REPORT

STAFF RECOMMENDATION

Staff recommends that the HPC **<u>approve</u>** the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE:	Contributing Resource within the Takoma Park Historic District
STYLE:	Craftsman
DATE:	c. 1925-35



Fig. 1: Subject property.

BACKGROUND

The Commission previously approved the applicants' proposal for a new fire escape at the July 24, 2019 HPC meeting¹. Due to code requirements and cost considerations, the applicants returned to the Commission for revisions to their HAWP at the March 11, 2020 HPC meeting.²

PROPOSAL

The applicants propose revisions to their previously approved HAWP for a new fire escape at the subject property.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, the *Takoma Park Commercial District Façade Ordinance # 1999-43, Montgomery County Code Chapter 24A (Chapter 24A)*, and *the Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Takoma Park Historic District Guidelines

When reviewing alterations and new construction within the Takoma Park Historic District, several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines), Montgomery County Code Chapter 24A (Chapter 24A), Ordinance #1999-43, Takoma Park Commercial District Façade Ordinance (Ordinance #1999-43), and the Secretary of the Interior's Standards for Rehabilitation (Standards).* The pertinent information in these documents is outlined below.

Takoma Park Historic District Guidelines

Categorization of Resources

The purpose of categorizing the buildings within the Takoma Park Historic District is to provide the Historic Preservation Commission and property owners with guidance as to the significance of various structures. As provided by Section 24A-8 (d) of the Historic Preservation Ordinance, structures with the highest degree of historical and architectural importance would receive the most detailed level of design review, structures of little historical or architectural significance would receive the most lenient level of design review, etc.

There are two very general, broad planning and design concepts which apply to all categories.

¹ Link to July 24, 2019 HPC meeting audio/video transcript:

http://mncppc.granicus.com/MediaPlayer.php?publish_id=62bbb12f-af0e-11e9-b703-0050569183fa Link to July 24, 2019 staff report: <u>https://montgomeryplanning.org/wp-content/uploads/2019/07/I.D-7054-Carroll-Avenue-Takoma-Park.pdf</u>

² Link to March 11, 2020 HPC meeting audio/video transcript:

http://mncppc.granicus.com/MediaPlayer.php?publish_id=158f9cd6-6480-11ea-99b9-0050569183fa Link to May 11, 2020 staff report: <u>https://montgomeryplanning.org/wp-content/uploads/2020/03/I.K-7054-Carroll-</u> <u>Avenue-Takoma-Park.pdf</u>

These are:

- The design review emphasis will be restricted to changes that are at all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and,
- The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the historic district.

The *Guidelines* specific to Commercial Areas (Takoma Old Town and Takoma Junction) state the following:

The intent of including the Takoma Old Town and Takoma Junction areas within the Takoma Park Historic District is to recognize the historic importance of these commercial nodes in the development and growth of the City of Takoma Park. It is not the intent of historic designation to stop or limit new development in these areas, as allowed under current zoning. The goal is to encourage new development that is sensitive to the historic and architectural character of Takoma Park.

The City of Takoma Park has already done a great deal of work on design standards for Takoma Old Town and Takoma Junction. For example, important streetscape elements and revitalization strategies in Takoma Park's commercial areas are discussed in detail in the "Takoma Old Town Commercial Revitalization Plan".

In addition, the City of Takoma Park has enacted ordinances which provide design standards for Takoma Old Town (#2592 and #2701) and Takoma Junction (#1985-30) [*Ordinance #1999-43, Takoma Park Commercial District Façade Ordinance*, repeals and supersedes ordinances #2592, #2701 and #1985-30].

The design standards in these ordinances are very detailed and provide appropriate guidance for design review of alterations and additions to existing structures in the commercial areas of the Takoma Park Historic District. They should be used by the Historic Preservation Commission in reviewing applications for all HAWPs in the commercial areas.

As with the residential areas, there are structures in the commercial areas that have been classified as Outstanding, Contributing and Non-Contributing/Out-of-Period. Although the design standards that have already been adopted by the City of Takoma Park will be used for guidance with all structures, the level of scrutiny for each resource should be commensurate with its architectural and historical significance.

Also like the residential areas, demolition of Non-Contributing/Out-of-Period Resources should be permitted. However, any new building should be reviewed under the guidelines for new construction that follow.

Design standards established by the Ordinance #1999-43, which are pertinent to this project include:

2F. Architectural Details

k. Doorway steps, stoops, or ramps shall be compatible with the original design of the building. Where there are more than two risers, railings shall be installed.

Secretary of the Interior's Standards for Rehabilitation:

2. The historic character of a property [or, as in this case, the historic district] shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided; and

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

STAFF DISCUSSION

The subject property is a c. 1925-35 Craftsman-style commercial building within the Takoma Park Historic District and Takoma Old Town Commercial District. The building fronts on Carroll Avenue to the south and the rear of the building faces Tulip Avenue to the northeast. There is a paved driveway to the rear of 7054 Carroll Avenue, providing access to the subject property from Tulip Avenue. There is a two-bay, one-story garage structure (507 Tulip Avenue) between the rear of 7056 Carroll Avenue and Tulip Avenue; however, the garage structure is partially below grade, and the rear of the subject property is highly visible from Tulip Avenue.

The Commission previously approved the applicants' proposal for a new fire escape at the July 24, 2019 HPC meeting. At that time, the proposed fire escape was to be constructed from painted steel with attached galvanized steel wire mesh/cloth safety screening and open steel grate flooring.

The applicants returned to the Commission for revisions to their HAWP at the March 11, 2020 HPC meeting. The HPC approved the proposed revisions, which included the following:

- The installation of diamond patterned steel plate flooring in place of the previously approved open steel grate flooring, due to code requirements.
- The installation of ¹/₂" steel balusters in place of the previously approved wire mesh/cloth safety screening for all landings and stairs, due to cost considerations.
- The previously approved wire mesh/cloth safety screening was to be retained at the west side of the fire escape, where it would serve as a plant trellis, as well as at the rear of the building, where it would serve as screening for the vertical duct.

The applicants now propose the following revisions to their previously approved HAWP application:

- Construction of one-hour fire-rated 8" thick painted concrete masonry unit (CMU) walls on each side of the fire escape.
- The proposed CMU walls will include one-hour fire-rated 8" x 8" x 4" thick glass block inserts.
- One glass block insert is proposed on the second floor of the proposed east (left) CMU wall.
- One glass block insert is proposed on the first and second floor of the proposed west (right) CMU wall.

The revisions are being proposed to satisfy International Building Code, which requires any construction built within 10' of side property lines to be separated from the property lines by a solid one-hour firerated separation. As indicated by the applicants, the existing doors to the fire escape on all three levels of the historic building are within 10' of the property lines, and moving these doors is impossible, due to the interior layouts. The proposed revisions were reviewed by the Takoma Park Façade Advisory Board (FAB) on June 10, 2020. The FAB passed the following resolution in response to applicants' proposal:

The Board voted to approve the application for a concrete block wall with glass block inserts, capped with an aluminum cap to match the color of the new steel structure, and the color of the parging will match the main building.

Staff finds that the proposed revisions will not detract from the character-defining features of the subject property, in accordance with the *Guidelines* and *Standards*. The revised proposal remains consistent with the utilitarian features/character at the rear of the neighboring commercial structures in the historic district.

After full and fair consideration of the applicant's submission staff finds the proposal as being consistent with the Criteria for Issuance in *Chapter 24A-8(b) 1* and 2, having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation #2* and *#9*, and *Takoma Park Historic District Guidelines* outlined above.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in *Chapter 24A-8(b), (1), (2) & (d)* having found that the proposal is consistent with the *Takoma Park Historic District Guidelines*, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of *Chapter 24A*;

and with the Secretary of the Interior's Standards for Rehabilitation #2 and #9;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will <u>contact the staff person</u> assigned to this application at 301-563-3400 or <u>michael.kyne@montgomeryplanning.org</u> to schedule a follow-up site visit.

APPLICATION FOR HISTORIC AREA WORK PE HISTORIC PRESERVATION COMMISSION 301.563.3400	For Staff only: HAWP#_915337 DATE ASSIGNED
APPLICANT:	
Name: SBK, LLC (Sam & Bobbi Kittner) E-mail: bok	obi@kittner.com
Address: 7054 Carroll Avenue City: Takom	na Park zip:20912
Daytime Phone: 202-256-6299 Tax Account	No.:
AGENT/CONTACT (if applicable):	
Name: Richard J. Vitullo	@vitullostudio.com
Address: 7016 Woodland Avenue City: Takom	na Park zip:20912
Daytime Phone: 301-806-6447 Contractor Re	egistration No.:
LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property	
Is the Property Located within an Historic District?Yes/District Na No/Individual S Is there an Historic Preservation/Land Trust/Environmental Easement map of the easement, and documentation from the Easement Holder	Takoma Park me Site Name t on the Property? If YES, include a supporting this application.
Are other Planning and/or Hearing Examiner Approvals /Reviews Req (Conditional Use, Variance, Record Plat, etc.?) If YES, include informat supplemental information.	uired as part of this Application? tion on these reviews as
Building Number: 7054 Street: Carroll Aver	nue
Town/City: Takoma Park Nearest Cross Street: Tul	lip Avenue
Lot: 22 Block: 6 Subdivision: Parce	l:
TYPE OF WORK PROPOSED: See the checklist on Page 4 to verif for proposed work are submitted with this application. Incompl be accepted for review. Check all that apply:	y that all supporting items lete Applications will not Shed/Garage/Accessory Structure
New Construction Deck/Porch	Solar
Image: Market State Image: Market State	Tree removal/planting Window/Door
Grading/Excavation Roof	Other:Rear Exit Stair
I hereby certify that I have the authority to make the foregoing applic and accurate and that the construction will comply with plans review agencies and hereby acknowledge and accept this to be a condition Richard J. Vitullo	ation, that the application is correct ed and approved by all necessary for the issuance of this permit. 2/2020

Signature of owner or authorized agent

Date

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property: See attached for Property Description

Description of Work Proposed: Please give an overview of the work to be undertaken:

See attached for Proposed Work Description

OWNERS: SBK LLC (Bobbi & Sam Kittner) 7003 Sycamore Ave. (<u>Premises address</u>: 7054 /7056 Carroll Ave.) Takoma Park, MD 20912

AGENT FOR OWNER:

Richard J. Vitullo AIA Vitullo Architecture Studio, PC 7016 Woodland Ave. Takoma Park, MD 20912

Adjoining Property Owners

Takoma Center LLC (<u>Premises address</u>: 7050 Carroll Ave.) 5950 Ager Road Hyattsville, MD 20782

Somchai Chitaypuntagul et al 7060 Carroll Ave. Takoma Park, MD 20912

Maria Ramon-Pardo Jordi Balleste 505 Tulip Ave. Takoma Park, MD 20912

Larry Ravitz Marika Partridge 506 Tulip Ave.

Takoma Park, MD 20912

Douglas Dembling 504 Tulip Ave. Takoma Park, MD 20912

Kenneth Quinto Suzanne Berman 508 Tulip Ave. Takoma Park, MD 20912

DESCRIPTION OF <u>EXISTING</u> STRUCTURE, ENVIRONMENTAL SETTING AND HISTORICAL FEATURES AT: 7054/7056 Correll Area Tabarra Dark MD 20012

7054/7056 Carroll Ave., Takoma Park, MD 20912

This is an "Contributing Resource" Craftsman-style commercial building, built in 1922, and it is located in the Takoma Park Historic District. It is a 2-story structure, trapezoidal in shape (2155 S.F. footprint), with a walk-out basement at the rear of the site.

- <u>Original Main Structure</u>: It is a brick masonry structure, with 2 egress doors on each of the two main levels, plus 2 egress doors in the basement.
- <u>Accessory Structure</u>: There is 21'-7" x 25'-0" one story structure in the rear yard of this building, used currently as an auto repair shop associated with the Takoma Old Town Auto Service Center. (At the rear of this structure is a small masonry addition.)
- 3) <u>Fire Escape</u>: There are two main separate fire escape structures at the rear of the structure providing egress for each of the two doors on each level. Each structure is 6'-0" x 8'-0", with a steel ladder providing egress from the 2nd floor to grade; there is a steel stair providing egress from the 1st floor to grade. The current fire escape is painted wrought iron, with a steel tube railing.
- 4) <u>Miscellaneous</u>: A restaurant on the first floor of 7056 Carroll Ave. has two large exhaust ducts plus some electrical wiring etc. protruding at the rear.

DESCRIPTION OF THE <u>PROPOSED</u> PROJECT AND ITS EFFECT ON THE HISTORIC RESOURCE: <u>7054/7056 Carroll Ave., Takoma Park, MD 20912</u>

<u>**Rear Exit Stair Addition:**</u> A new 11'-0" x 41'-0" +/- 2-level exit stair will be constructed at the rear of the house and inset from the structure 1'-4" on the right side (west) and will be flush with the building on the left side (east). It will have one stair from the upper level to the lower level, with 2 separate stairs from each lower level to grade. <u>This structure will be built using the following materials/details:</u>

- 1) Painted steel:
 - A. <u>Platform framing</u>: 6-inch steel channel, painted (ptd.).
 - B. <u>Columns</u>: 3" x 3" x 3/16" steel tube (ptd.).
 - C. Stair stringers: 10-inch steel channel, (ptd.).
 - D. <u>Platform railings and stair railings</u>: balusters-½" x ½" steel bars at 4 ¼ " o.c.; vertical posts- 1 ½ " x 1 ½ " steel

2) Galvanized Steel:

- A. <u>Duct enclosure</u>: Galvanized wire mesh/cloth, cold-rolled, rectangular, 4" x 2" opening/ 4 gauge.
- B. <u>Upper Platform flooring and stair treads</u>: Galvanized "diamond" steel plate.
- C. Lower Platform flooring: Galvanized "diamond" steel plate.

3) Concrete Masonry & Glass Block Units:

- A. <u>1-hour Fire-rated Material Separation</u>: 8" thick painted concrete masonry unit (CMU) wall on each PL side of steel exit stair. (see elevations for extent of CMU)
- B. <u>1-hour Fire-rated Material Separation</u>: 8" x 8" x 4" thick glass block. (see elevations for extent of glass block)

NOTE: According to 2015 International Building Code, Sec. 720/721, CMU walls will comply as a minimum 1-hour fire separation. For any construction built within 10'-0" of the side property lines, it must be separated from the property lines by a 1-hour fire-rated solid separation.

(Since the existing doors on all three levels of the historic building are within 10'-0" of the PL, moving them is nearly impossible because of interior layouts vis-à-vis the exit doors.)







 $\mathcal{A}^{(i)}$



























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- Available Sizes:
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 and VUE[®]
- Nominal face thickness = 0.75"
- Sound Transmission Class (S.T.C.) = 50

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- Windows
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Product	Weight/ft ² Installed With Mortar	Heat Transmission U Value ¹ (Btu/hr ft ² °F)	Thermal Resistance R Value ² (hr ft ² °F/Btu)	Visible Light Transmission ² (%)	Sound Transmission S.T.C. ³	Impact Strength (in-Ibs) ⁴
Premiere Series	20 lbs./sq.ft.	0.51	1.96	75	39	50–60
THICKSET [®] 60	25 lbs./sq.ft.	0.51	1.96	75	48	50–60
THICKSET [®] 90	30 lbs./sq.ft.	0.51	1.96	75	50	60–80
VISTABRIK®	40 lbs./sq.ft.	0.87	1.15	80	53	>150

Heat Transmission/Thermal Transmission–Winter night values.
 Sound Transmission–Values listed are for 8" x 8" x 4" Glass Block.

² Light Transmission–Values±5%, estimated figures based on accumulated data. ⁴ Impact Strength–Produces surface mar only.

Glass Block Gla

Fire Ratings—Glass Block Window Assemblies

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	Masonry Wall Construction					Non-Masonry Wall Construction			
	Panel Limitations Fire Rating		Panel Limitations		Fire Rating				
Product	Max. Area/ Panel	Max. Ht. Or Width	45 Min.	60 Min.	90 Min.	Max. Area/ Panel	Max. Ht. Or Width	45 Min.	60 Min.
Premiere Series	120	12	Х			94	10.75	Х	
THICKSET [®] 60	100	10	Х	Х		94	10.75	Х	Х
THICKSET [®] 90	100	10	Х	Х	X*	94	10.75	Х	Х
VISTABRIK®	100	10	Х	Х	X*	94	10.75	Х	Х

*1/4" steel channel, 3/4" thick expansion material at head and jambs, and fire retardant sealant are required.

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Pittsburgh Corning Glass Block Resource Center.

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Pittsburgh Corning Glass Block

www.pittsburghcorning.com, features application photos, product information, specifications, installation details, literature, continuing education, case histories, and much more information on how to design with Pittsburgh Corning Glass Block products.

Pittsburgh Corning Glass Block Resource Center: 1-800-624-2120

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PAGE 1 OF 2



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McNICHOLS[®] Wire Mesh, Rectangular, Carbon Steel, Cold Rolled, Mill Finish, Welded - Trimmed, 2" x 1" Mesh (Rectangular), 1.8800" x 0.8800" Opening (Rectangular), 0.120" Thick (11 Gauge) Wire Diameter, Wire Ends Trimmed on all Four Sides of Sheet with Standard Overhang of 1/8" or Less, Long Way of Opening (LWO) Parallel to Width of Sheet, 84% Open Area

ITEM 3621200048 - 48" x 96"

ITEM SPECIFICATIONS

Item Number Product Line Mesh Type Construction Type Primary Material Alloy, Grade or Type Material Finish Weave or Trim Type Mesh Size Opening Size Wire Diameter/Wire Gauge Wire Ends Long Way of Opening (LWO) Parallel to Percent Open Area Weight

Product Form

3621200048 Wire Mesh Rectangular Welded Carbon Steel (CS) Cold Rolled (CR) Mill Finish Welded - Trimmed 2" x 1" 1.8800" x 0.8800" 0.120" Thick (11 Gauge) Trimmed on all Four Sides of Sheet with Standard Overhang of 1/8" or Less Width of Sheet 84% 0.70 Lbs./Square Foot

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- 2. Select desired tread width (36, 44, 48).
- Select desired finish Standard is gray powder coat also available galvanized treads are also available as standard. Other colors available upon request. Unpainted treads are available at the same price as powder coat finish.
- Minimum galvanized tread order quantity is 10. For galvanized orders less than 10 add \$125.00.
- 5. Special sizes quoted upon request.
- 6. See price charts below tread drawings.















